

ATTACHMENT 01
EXHIBIT A – FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Sections 15303 because it involves the construction and operation of an unmanned wireless communications facility with minimal site disturbance and does not have the potential to impact sensitive environmental resources. As conditioned, the proposed facility would blend with the existing vegetation and water tanks on the subject property.

Minor Use Permit

- B. The proposed project is consistent with the San Luis Obispo County General Plan because a wireless communications facility is an allowable use in the Recreation land use category and, as conditioned, is consistent with all applicable General Plan and LCP policies, including those related to visual and scenic resources and archaeology.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code, including the screening standards of the communications facilities ordinance (23.08.284) as the proposed antennas would blend into the existing vegetation and into the design of the water tank structure.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed residence will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns. According to the RF report for this project (Hammet & Edison, Inc.; January 29, 2015), the maximum cumulative RF emissions from the proposed facility would be equivalent to approximately **6 percent** of the FCC standard.
- E. As stated in Coastal Plan Policies above, and incorporated herein by reference, the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project will not conflict with the surrounding lands and uses as it would blend-in with existing vegetation and would not be visible from public areas.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is accessed from Moonstone Beach Drive, which is able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project site would not interfere with established beach access in the surrounding community.